

Rural housing: SDC policy summary

27 June & 5 July 2022

Renata Mosz



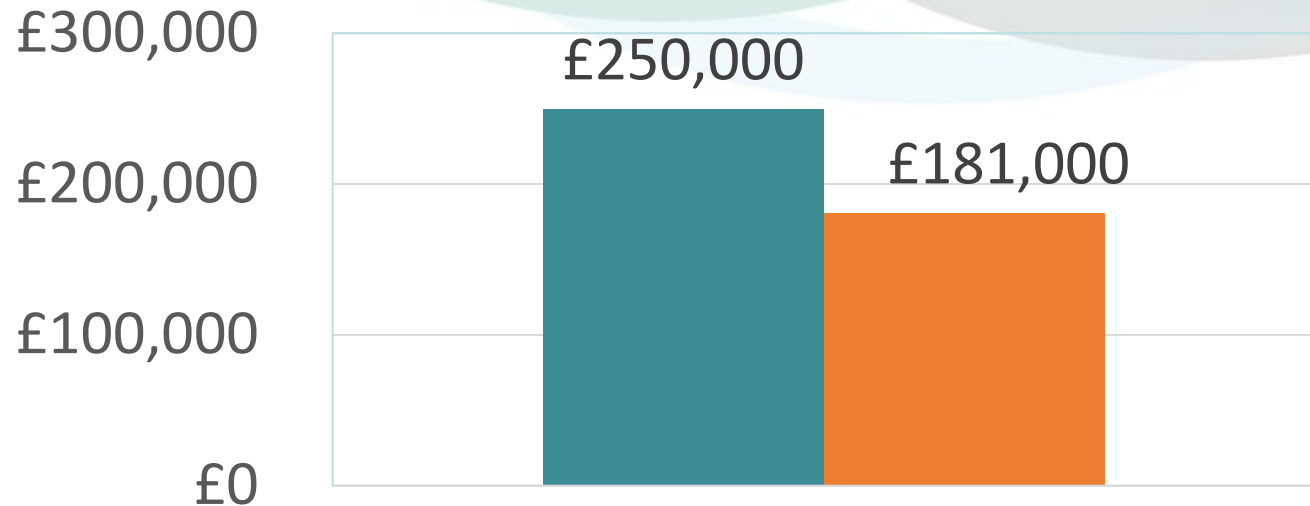
Housing Policy & Development Team





Lower quartile house prices for year ending December 2021

ONS June 2022



Lower quartile

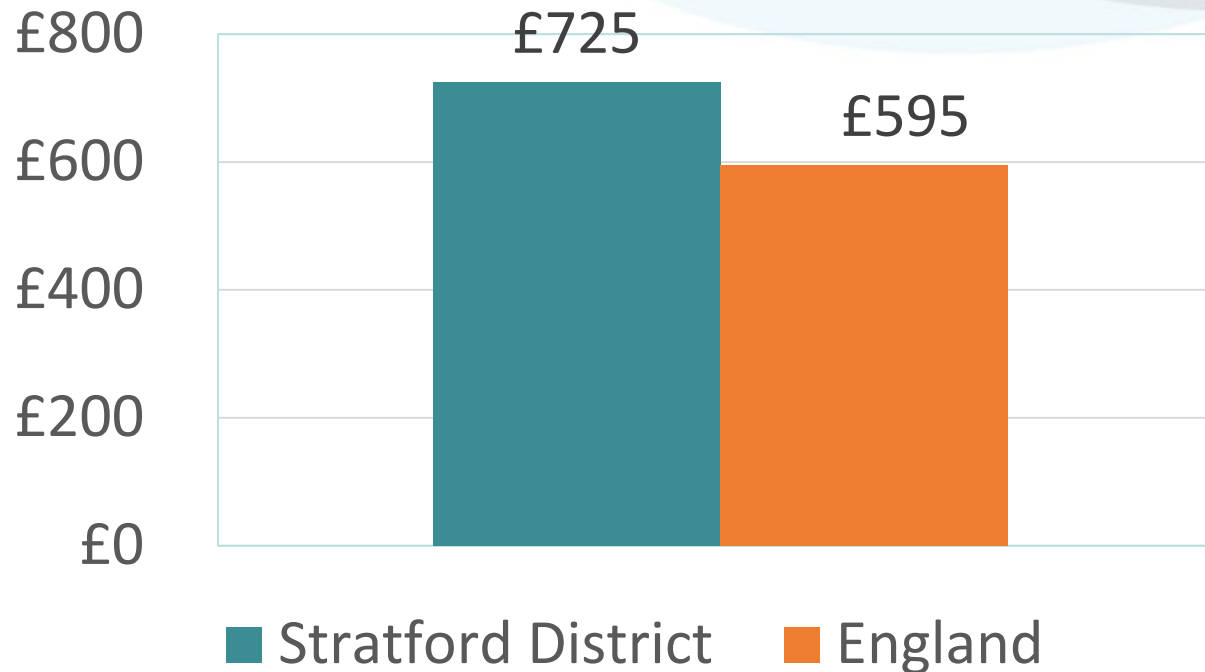
■ Stratford District ■ England

Stratford District ratio of lower quartile house prices to residence based earnings is 10.74. England ratio is 8.04. ONS March 2022



Lower quartile private rents per calendar month for year ending 31 March 2022

ONS June 2022



Stratford District = £8,700 a year. Lower quartile rents considerably higher in parts of the District



Recap - local needs housing

- Housing for local people – also known as “Local Choice” housing
- Community led as defined in the Core Strategy
- Not developer led schemes which meet District housing needs



Planning policy and local needs

- Stratford-on-Avon District Core Strategy 2011 to 2031
 - Particularly policies CS.15 and AS.10.
- More detail in Development Requirements SPD (Supplementary Planning Document) Part S: General and Local Needs Housing.
- Communities can (and do) identify local needs sites in Neighbourhood Plans.



Key tests re local needs housing

1. Does a scheme meet the identified need?
 - Transparent evidence i.e. independent housing needs survey supported by town / parish council; often includes housing waiting list data.
 - No pick and mix scenario as to house sizes and tenure.
 2. Do the local community, i.e. the town/parish council, support the final scheme?
- Local needs schemes must satisfy **both** tests.



Tenure and local needs housing

- Depends on the identified need:
 - Affordable housing – usually rent and shared ownership i.e. part rent and part buy.
 - “Local market housing” - open market housing with a restrictive covenant i.e. local connection.
 - Open market housing is not allowed.
- Overall site mix must reflect identified need.



S106 planning legal agreements and local occupancy criteria for allocations and sales

- Born in the parish.
- Currently live in the parish – at least one year.
- Currently work in the parish – at least one year and minimum of 16 hours a week.
- Immediate family within the parish.
- Previously lived in the parish for at least three years.



Section 106 agreements cascade

Qualifying connections considered for:

- Preference to Parish (1st tier) in first instance
- Adjacent parishes (2nd tier)
- The rest of the District (3rd tier)
- Designated housing market areas (e.g. Coventry/Warwickshire) (4th tier)
- The rest of England (5th tier)



Housing Waiting List i.e. Home Choice Plus (HCP)

- For households requiring rented affordable housing 5,600 households on the List
- Council has 100% nomination rights
- Online application form assessed by Housing Options Team
 - Is the household eligible?
 - If eligible, application processed - banding awarded for housing need and parish connection recorded



Housing Waiting List allocations & shared ownership sales

- Allocation process for rented properties
 - Bids shortlisted by parish connection – which is checked because circumstances change
 - Then by housing need i.e. banding
 - In accordance with Local Lettings Plan (if there is one – will be for all new schemes)
- Demand for rented units nearly always exceeds supply – local people see the homes being built and apply to go on the List
- Similar process for shared ownership



Case studies

Rural housing case studies:

- Long Compton
- Wootton Wawen
- Broom
- Stretton on Fosse

www.stratford.gov.uk/ruralhousing